HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: July 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

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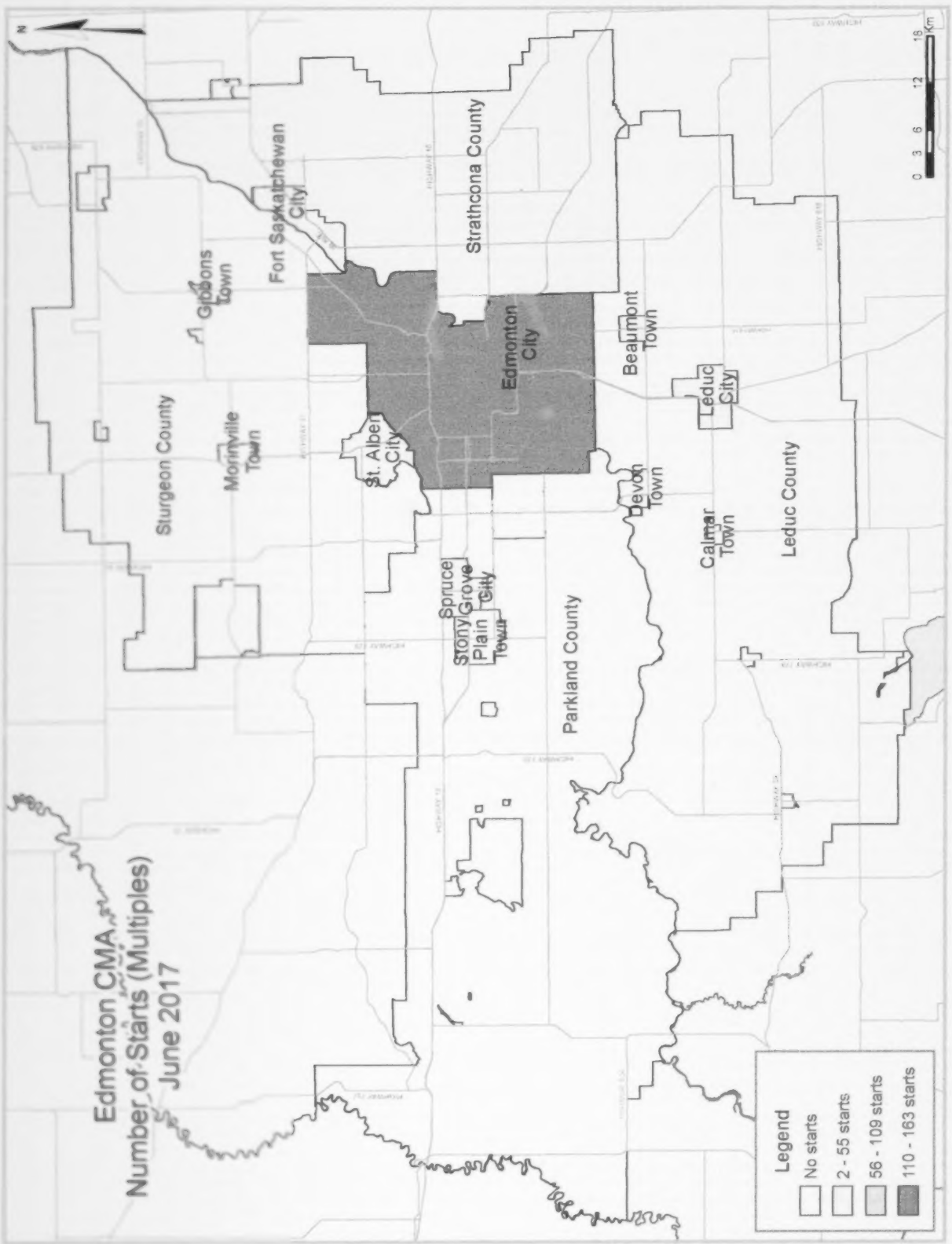
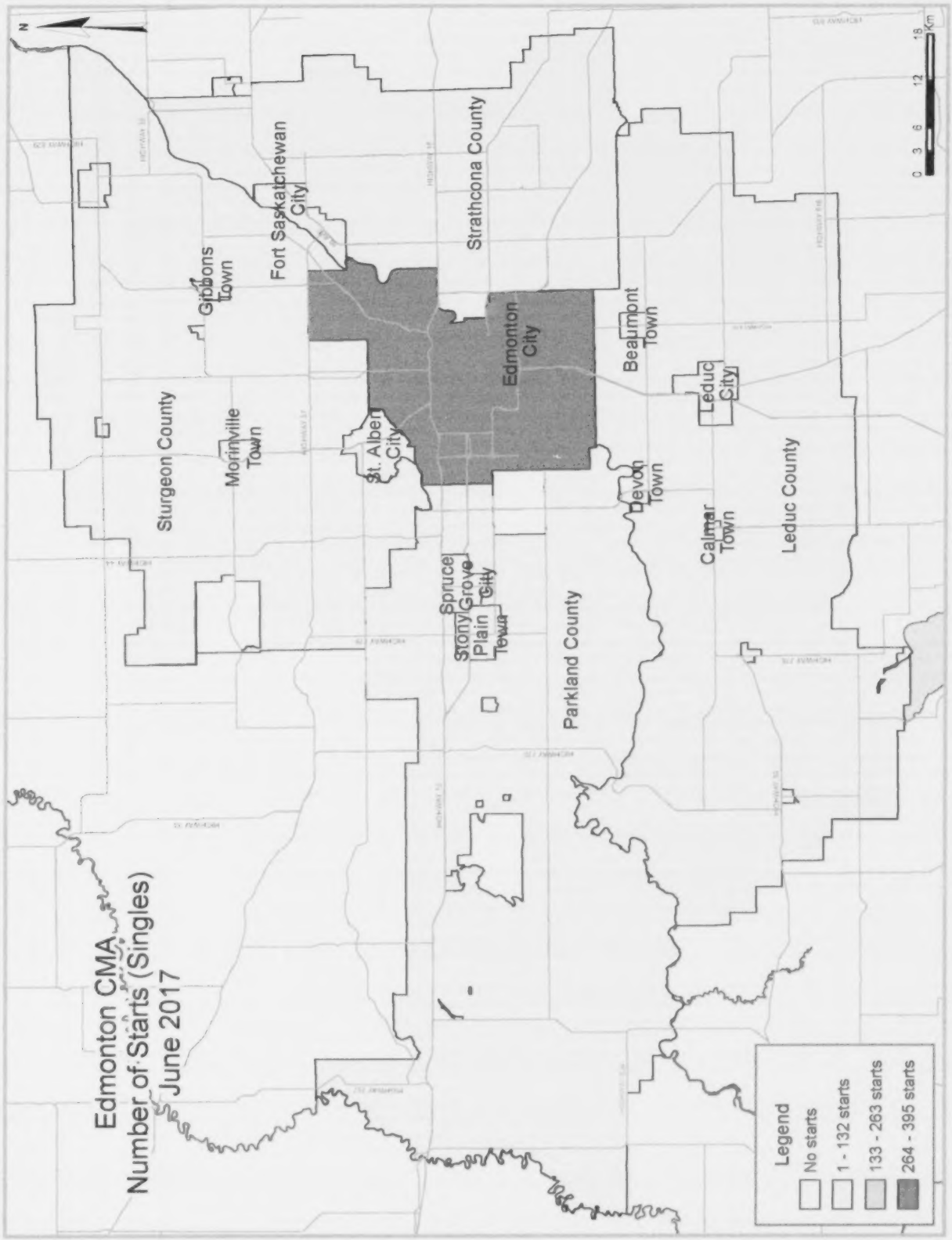
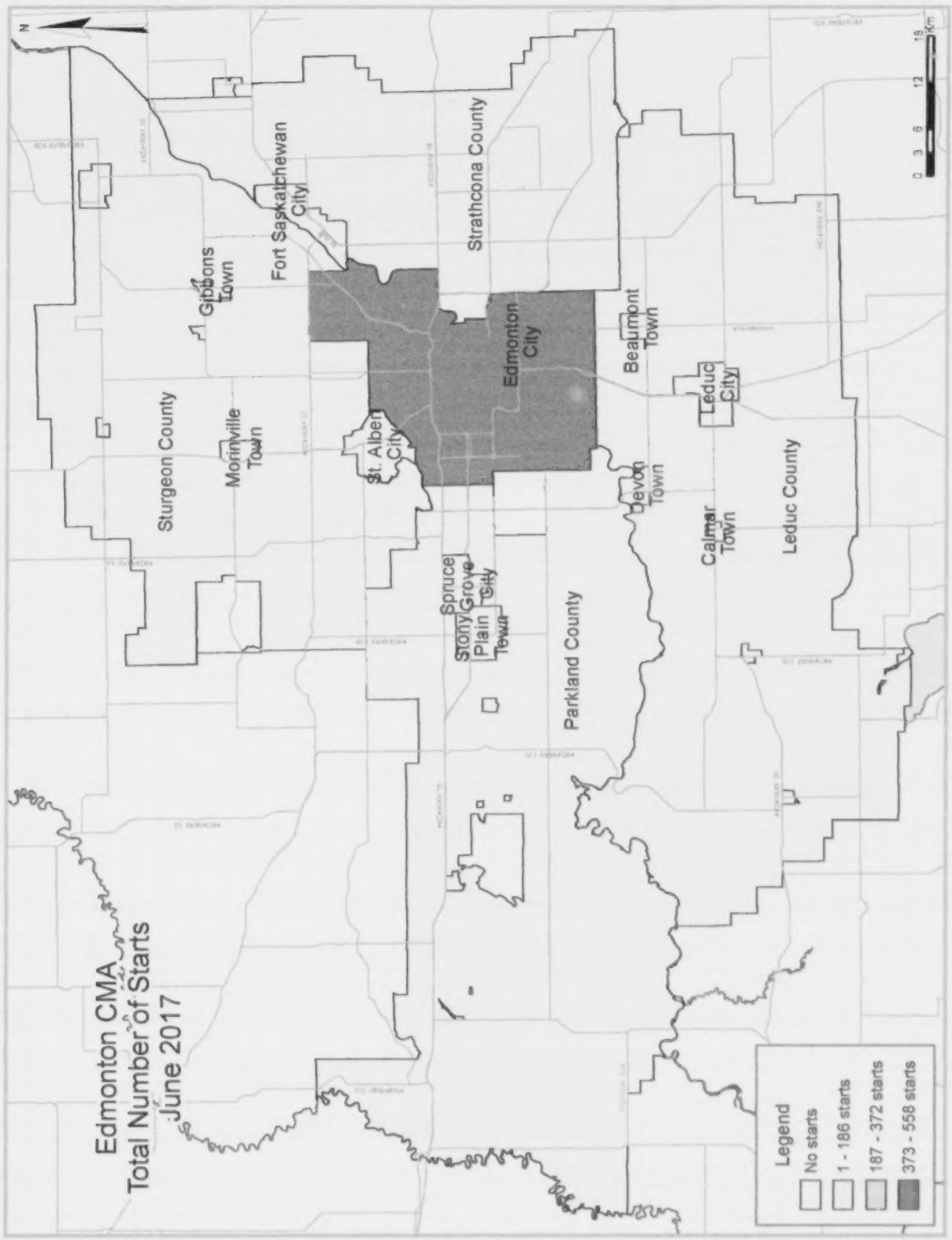
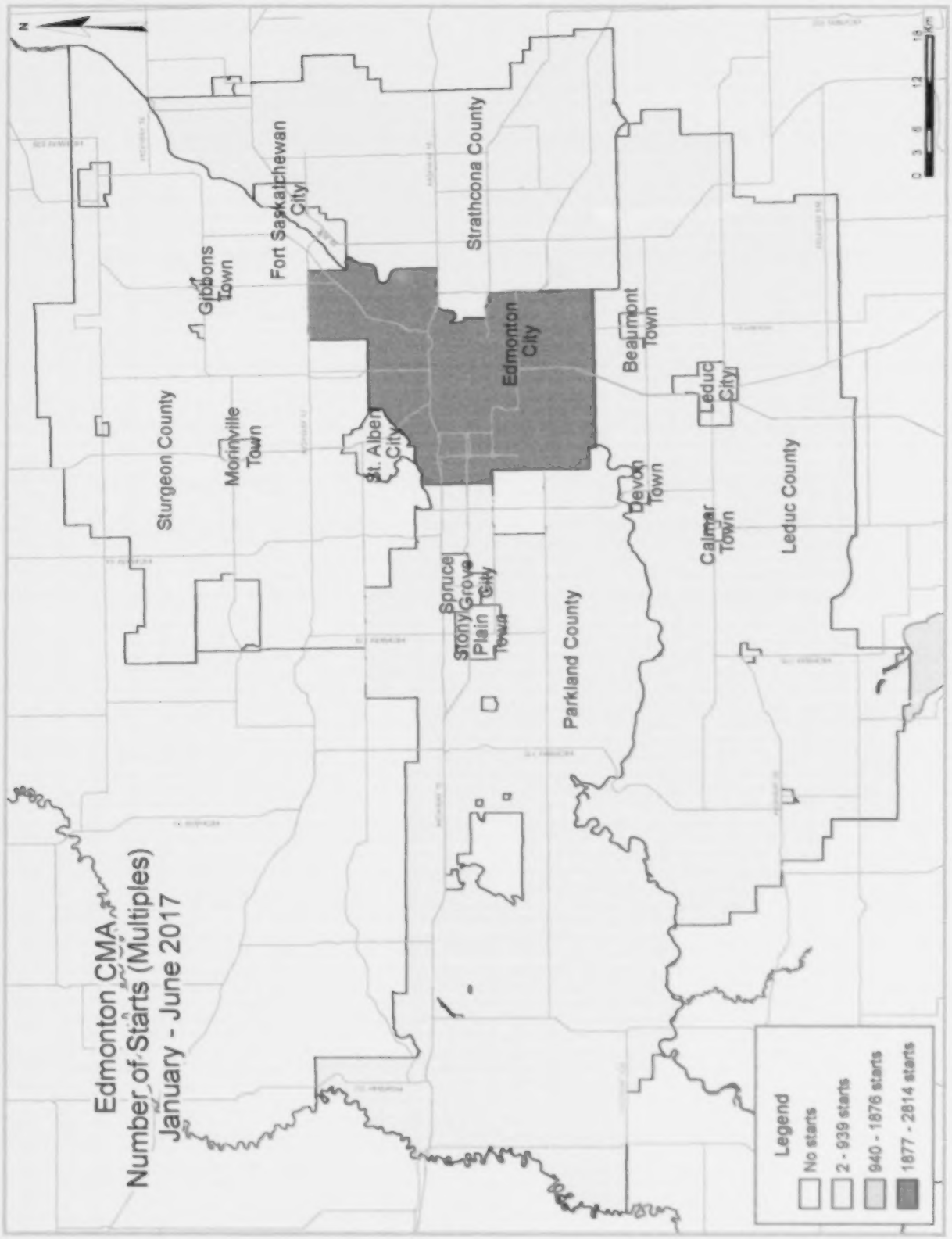
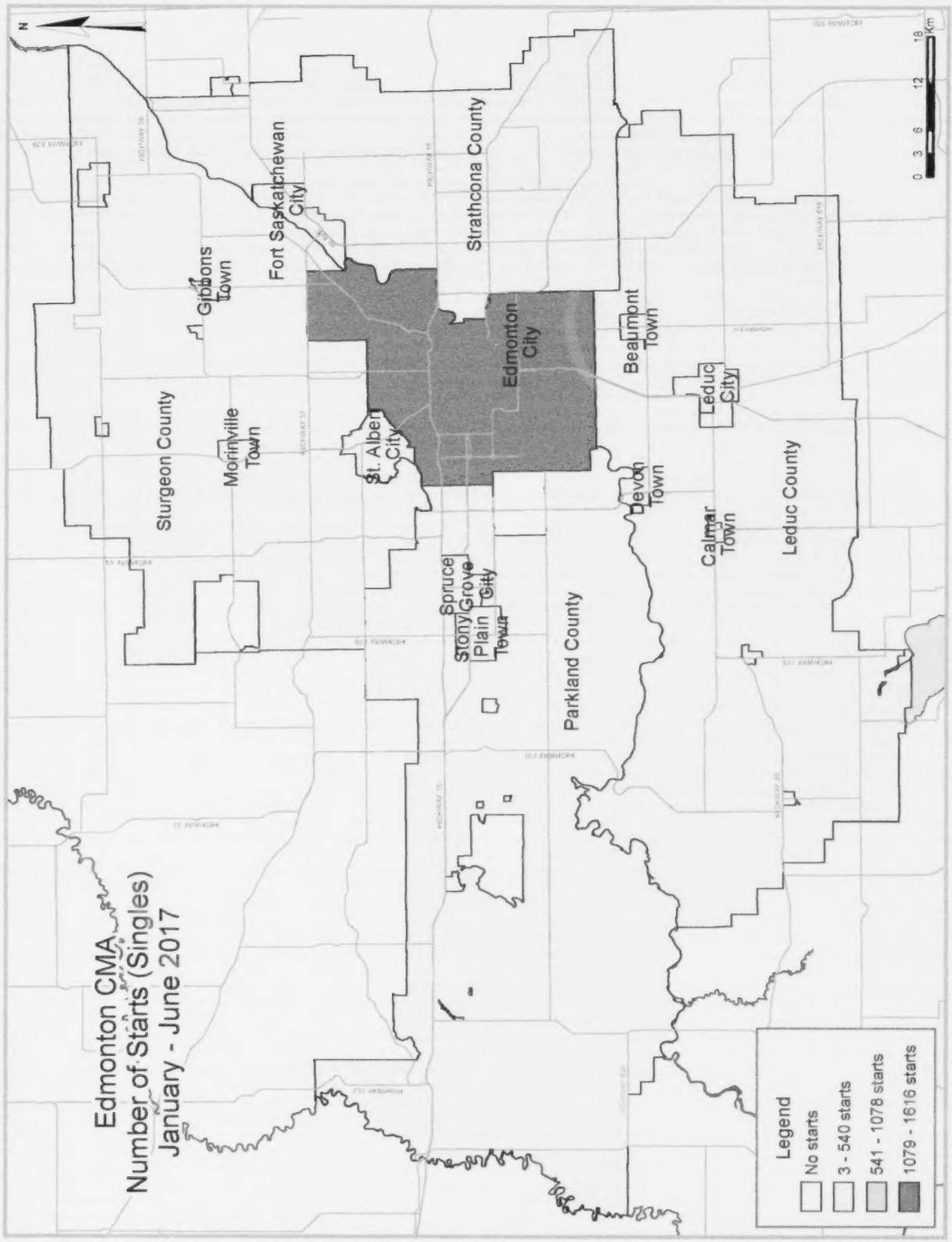
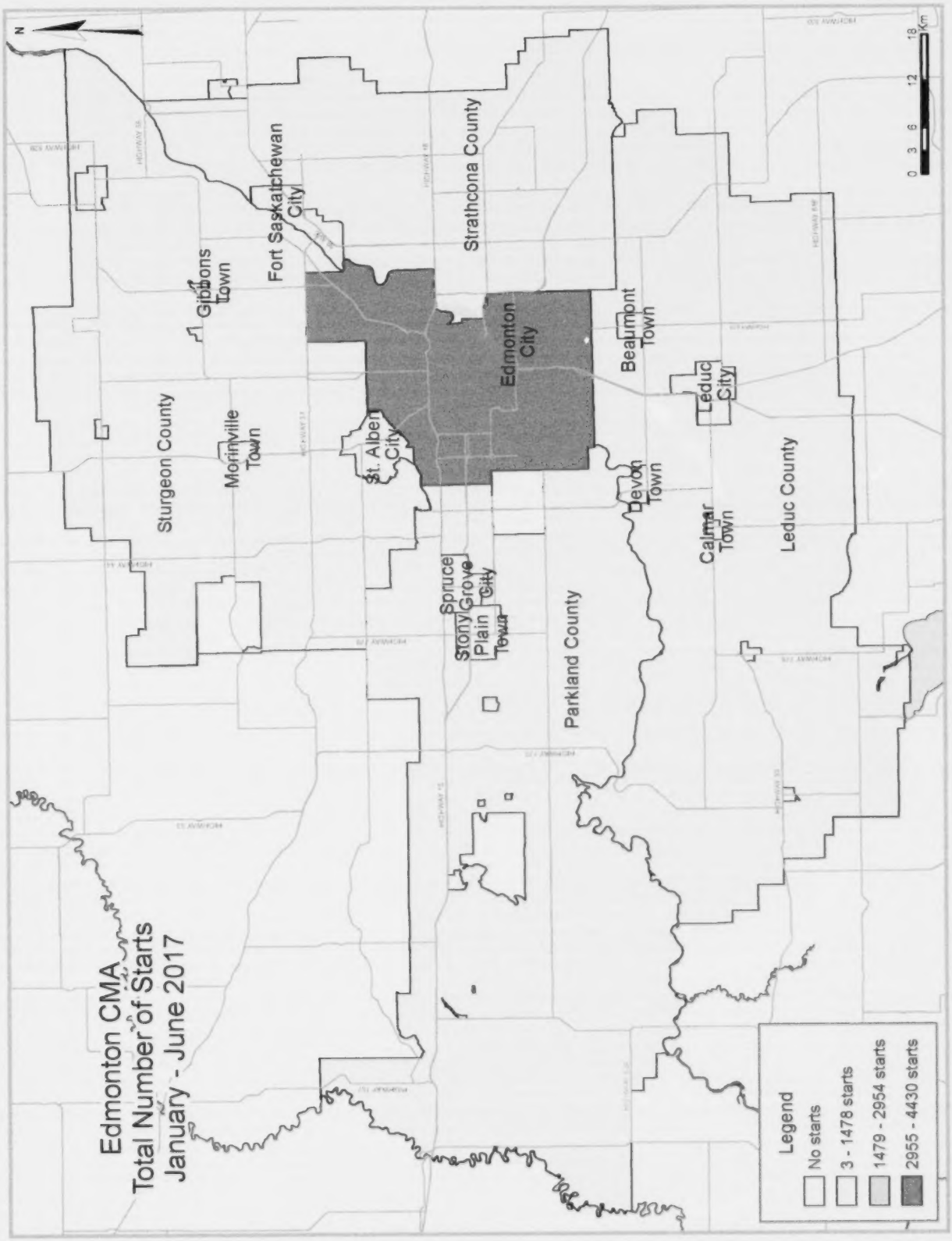

Edmonton CMA
Number of Starts (Multiples)
June 2017
Legend
No starts
2 - 55 starts
56 - 109 starts
110 - 163 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
June 2017
Legend
No starts
1 - 132 starts
133 - 263 starts
264 - 395 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
June 2017
Legend
No starts
1 - 186 starts
187 - 372 starts
373 - 558 starts
Sturgeon County
Morinville Town
Fort Saskatchewan City
Gibbons Town
St. Albert City
Edmonton City
Strathcona County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - June 2017
Legend
No starts
2 - 939 starts
940 - 1876 starts
1877 - 2814 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - June 2017
Legend
No starts
3 - 540 starts
541 - 1078 starts
1079 - 1616 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - June 2017
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 1478 starts
1479 - 2954 starts
2955 - 4430 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Edmonton CMA[1]	May 2017	June 2017
Trend[2]	11,756	11,726
SAAR	15,468	9,161
	June 2016	June 2017
Actual		
June - Single-Detached	335	570
June - Multiples	541	261
June - Total	876	831
January to June - Single-Detached	1,879	2,286
January to June - Multiples	3,058	3,443
January to June - Total	4,937	5,729

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	570	170	33	0	53	0	0	5	831
June 2016	334	224	27	1	50	40	20	180	876
% Change	70.7	-24.1	22.2	-100.0	6.0	-100.0	-100.0	-97.2	-5.1
Year-to-date 2017	2,281	884	193	5	339	1,220	59	748	5,729
Year-to-date 2016	1,876	912	203	3	363	916	115	549	4,937
% Change	21.6	-3.1	-4.9	66.7	-6.6	33.2	-48.7	36.2	16.0
UNDER CONSTRUCTION									
June 2017	2,818	1,110	333	10	616	3,268	140	1,862	10,157
June 2016	2,480	1,136	354	5	707	4,418	390	2,604	12,094
% Change	13.6	-2.3	-5.9	100.0	-12.9	-26.0	-64.1	-28.5	-16.0
COMPLETIONS									
June 2017	500	180	37	0	79	78	12	61	947
June 2016	413	198	22	0	121	371	100	116	1,341
% Change	21.1	-9.1	68.2	n/a	-34.7	-79.0	-88.0	-47.4	-29.4
Year-to-date 2017	2,250	952	218	2	314	760	56	890	5,442
Year-to-date 2016	2,729	1,190	194	3	490	1,093	206	1,835	7,740
% Change	-17.6	-20.0	12.4	-33.3	-35.9	-30.5	-72.8	-51.5	-29.7
COMPLETED & NOT ABSORBED									
June 2017	665	358	76	2	140	999	n/a	n/a	2,240
June 2016	798	433	53	2	176	405	n/a	n/a	1,867
% Change	-16.7	-17.3	43.4	0.0	-20.5	146.7	n/a	n/a	20.0
ABSORBED									
June 2017	457	172	33	0	64	17	n/a	n/a	743
June 2016	495	229	37	0	84	310	n/a	n/a	1,155
% Change	-7.7	-24.9	-10.8	n/a	-23.8	-94.5	n/a	n/a	-35.7
Year-to-date 2017	2,167	941	221	3	304	509	n/a	n/a	4,145
Year-to-date 2016	2,702	1,152	189	1	350	997	n/a	n/a	5,391
% Change	-19.8	-18.3	16.9	200.0	-13.1	-48.9	n/a	n/a	-23.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2017	395	100	33	0	25	0	0	5	558
June 2016	217	144	19	1	36	40	20	180	657
Beaumont Town									
June 2017	11	2	0	0	0	0	0	0	13
June 2016	8	6	0	0	0	0	0	0	14
Devon Town									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
June 2017	13	4	0	0	2	0	0	0	19
June 2016	14	14	4	0	0	0	0	0	32
Leduc City									
June 2017	30	4	0	0	0	0	0	0	34
June 2016	6	8	0	0	0	0	0	0	14
Leduc County									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	10	0	0	0	0	0	0	0	10
Morinville Town									
June 2017	7	0	0	0	0	0	0	0	7
June 2016	2	8	0	0	0	0	0	0	10
Parkland County									
June 2017	12	0	0	0	0	0	0	0	12
June 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
June 2017	15	34	0	0	0	0	0	0	49
June 2016	12	18	4	0	7	0	0	0	41
St. Albert City									
June 2017	28	14	0	0	12	0	0	0	54
June 2016	11	4	0	0	5	0	0	0	20
Stony Plain Town									
June 2017	9	0	0	0	0	0	0	0	9
June 2016	8	4	0	0	0	0	0	0	12
Strathcona County									
June 2017	26	12	0	0	14	0	0	0	52
June 2016	18	18	0	0	2	0	0	0	38
Sturgeon County									
June 2017	16	0	0	0	0	0	0	0	16
June 2016	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
June 2017	4	0	0	0	0	0	0	0	4
June 2016	2	0	0	0	0	0	0	0	2
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2017	570	170	33	0	53	0	0	5	831
June 2016	334	224	27	1	50	40	20	180	876

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2017	1,908	698	240	8	493	2,990	63	1,606	8,006
June 2016	1,668	832	245	5	615	3,600	227	2,035	9,227
Beaumont Town									
June 2017	123	12	6	0	0	0	0	0	141
June 2016	110	20	7	0	0	8	0	0	145
Devon Town									
June 2017	7	4	0	0	0	32	0	0	43
June 2016	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
June 2017	79	90	16	0	10	0	0	0	195
June 2016	54	58	12	0	0	0	39	48	211
Leduc City									
June 2017	106	44	23	0	19	0	0	0	192
June 2016	86	40	12	0	23	0	4	90	255
Leduc County									
June 2017	54	6	0	0	0	0	0	0	60
June 2016	79	4	3	0	0	0	0	0	86
Morinville Town									
June 2017	20	6	0	0	0	0	0	0	26
June 2016	16	8	0	0	0	3	0	36	63
Parkland County									
June 2017	75	2	0	0	0	0	0	0	77
June 2016	89	0	0	0	0	0	0	0	89
Spruce Grove City									
June 2017	79	106	0	0	23	0	6	0	214
June 2016	72	68	64	0	32	96	38	0	370
St. Albert City									
June 2017	93	50	13	0	29	127	0	164	476
June 2016	89	50	0	0	25	517	11	0	692
Stony Plain Town									
June 2017	24	14	0	0	0	12	71	0	121
June 2016	30	18	3	0	8	138	71	66	334
Strathcona County									
June 2017	170	78	27	2	39	107	0	92	515
June 2016	108	32	4	0	4	56	0	325	529
Sturgeon County									
June 2017	64	0	0	0	0	0	0	0	64
June 2016	52	0	0	0	0	0	0	0	52
Remainder of the CMA									
June 2017	16	0	8	0	3	0	0	0	27
June 2016	24	4	4	0	0	0	0	4	36
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2017	2,818	1,110	333	10	616	3,268	140	1,862	10,157
June 2016	2,480	1,136	354	5	707	4,418	390	2,604	12,094

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2017	345	128	34	0	61	78	0	61	707
June 2016	289	138	19	0	100	371	11	53	981
Beaumont Town									
June 2017	29	2	0	0	0	0	0	0	31
June 2016	10	12	3	0	0	0	65	63	153
Devon Town									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2017	7	2	0	0	0	0	0	0	9
June 2016	1	12	0	0	13	0	20	0	46
Leduc City									
June 2017	15	8	0	0	7	0	0	0	30
June 2016	17	2	0	0	0	0	0	0	19
Leduc County									
June 2017	6	0	0	0	0	0	0	0	6
June 2016	11	0	0	0	0	0	0	0	11
Morinville Town									
June 2017	9	4	0	0	0	0	0	0	13
June 2016	1	0	0	0	0	0	0	0	1
Parkland County									
June 2017	20	0	0	0	0	0	0	0	20
June 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
June 2017	16	8	0	0	11	0	12	0	47
June 2016	18	24	0	0	6	0	0	0	48
St. Albert City									
June 2017	17	12	0	0	0	0	0	0	29
June 2016	13	8	0	0	0	0	0	0	21
Stony Plain Town									
June 2017	10	12	0	0	0	0	0	0	22
June 2016	7	2	0	0	0	0	0	0	9
Strathcona County									
June 2017	11	4	3	0	0	0	0	0	18
June 2016	15	0	0	0	2	0	0	0	17
Sturgeon County									
June 2017	9	0	0	0	0	0	0	0	9
June 2016	18	0	0	0	0	0	0	0	18
Remainder of the CMA									
June 2017	6	0	0	0	0	0	0	0	6
June 2016	1	0	0	0	0	0	4	0	5
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2017	500	180	37	0	79	78	12	61	947
June 2016	413	198	22	0	121	371	100	116	1,341

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2017	419	214	59	2	106	779	n/a	n/a	1,579
June 2016	488	247	29	2	110	345	n/a	n/a	1,221
Beaumont Town									
June 2017	31	7	0	0	0	3	n/a	n/a	41
June 2016	27	14	9	0	0	0	n/a	n/a	50
Devon Town									
June 2017	3	0	0	0	0	0	n/a	n/a	3
June 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
June 2017	16	21	4	0	0	0	n/a	n/a	41
June 2016	50	41	3	0	12	0	n/a	n/a	106
Leduc City									
June 2017	36	20	7	0	3	0	n/a	n/a	66
June 2016	58	15	4	0	3	0	n/a	n/a	80
Leduc County									
June 2017	10	0	0	0	0	0	n/a	n/a	10
June 2016	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
June 2017	8	2	0	0	0	0	n/a	n/a	10
June 2016	11	8	0	0	0	0	n/a	n/a	19
Parkland County									
June 2017	7	0	0	0	0	0	n/a	n/a	7
June 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
June 2017	39	36	2	0	3	30	n/a	n/a	110
June 2016	44	65	5	0	7	27	n/a	n/a	148
St. Albert City									
June 2017	35	22	0	0	7	164	n/a	n/a	228
June 2016	37	17	0	0	5	0	n/a	n/a	59
Stony Plain Town									
June 2017	25	21	2	0	2	0	n/a	n/a	50
June 2016	27	18	2	0	10	0	n/a	n/a	57
Strathcona County									
June 2017	26	13	2	0	19	23	n/a	n/a	83
June 2016	28	8	0	0	25	33	n/a	n/a	94
Sturgeon County									
June 2017	3	0	0	0	0	0	n/a	n/a	3
June 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
June 2017	7	2	0	0	0	0	n/a	n/a	9
June 2016	6	0	1	0	4	0	n/a	n/a	11
First Nations									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2017	665	358	76	2	140	999	n/a	n/a	2,240
June 2016	798	433	53	2	176	405	n/a	n/a	1,867

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2017	304	125	29	0	43	16	n/a	n/a	517
June 2016	329	165	28	0	70	310	n/a	n/a	902
Beaumont Town									
June 2017	27	2	0	0	0	0	n/a	n/a	29
June 2016	10	8	1	0	0	0	n/a	n/a	19
Devon Town									
June 2017	0	2	0	0	0	0	n/a	n/a	2
June 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
June 2017	7	2	1	0	1	0	n/a	n/a	11
June 2016	12	14	1	0	5	0	n/a	n/a	32
Leduc City									
June 2017	13	5	0	0	5	0	n/a	n/a	23
June 2016	29	6	7	0	0	0	n/a	n/a	42
Leduc County									
June 2017	7	0	0	0	0	0	n/a	n/a	7
June 2016	11	0	0	0	0	0	n/a	n/a	11
Morinville Town									
June 2017	8	6	0	0	0	0	n/a	n/a	14
June 2016	7	2	0	0	0	0	n/a	n/a	9
Parkland County									
June 2017	19	0	0	0	0	0	n/a	n/a	19
June 2016	11	0	0	0	0	0	n/a	n/a	11
Spruce Grove City									
June 2017	22	8	0	0	11	1	n/a	n/a	42
June 2016	28	25	0	0	5	0	n/a	n/a	58
St. Albert City									
June 2017	18	16	0	0	3	0	n/a	n/a	37
June 2016	15	5	0	0	0	0	n/a	n/a	20
Stony Plain Town									
June 2017	9	5	0	0	0	0	n/a	n/a	14
June 2016	4	2	0	0	2	0	n/a	n/a	8
Strathcona County									
June 2017	9	1	3	0	1	0	n/a	n/a	14
June 2016	19	2	0	0	2	0	n/a	n/a	23
Sturgeon County									
June 2017	9	0	0	0	0	0	n/a	n/a	9
June 2016	18	0	0	0	0	0	n/a	n/a	18
Remainder of the CMA									
June 2017	5	0	0	0	0	0	n/a	n/a	5
June 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2017	457	172	33	0	64	17	n/a	n/a	743
June 2016	495	229	37	0	84	310	n/a	n/a	1,155

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Edmonton City	395	218	100	150	58	69	5	220	558	657	-15.1
Beaumont Town	11	8	2	6	0	0	0	0	13	14	-7.1
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	1	0	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	13	14	6	14	0	4	0	0	19	32	-40.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	30	6	4	8	0	0	0	0	34	14	142.9
Leduc County	2	10	0	0	0	0	0	0	2	10	-80.0
Morinville Town	7	2	0	8	0	0	0	0	7	10	-30.0
Parkland County	12	12	0	0	0	0	0	0	12	12	0.0
Spruce Grove City	15	12	34	18	0	11	0	0	49	41	19.5
St. Albert City	28	11	14	4	12	5	0	0	54	20	170.0
Stony Plain Town	9	8	0	4	0	0	0	0	9	12	-25.0
Strathcona County	26	18	22	20	4	0	0	0	52	38	36.8
Sturgeon County	16	13	0	0	0	0	0	0	16	13	23.1
Remainder of the CMA	3	2	0	0	0	0	0	0	3	2	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	570	335	182	232	74	89	5	220	831	876	-5.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	1,616	1,378	612	664	449	531	1,753	844	4,430	3,417	29.6
Beaumont Town	91	61	10	20	6	4	0	0	107	85	25.9
Calmar Town	3	3	0	0	0	0	0	0	3	3	0.0
Devon Town	7	3	2	2	0	0	0	0	9	5	80.0
Fort Saskatchewan City	57	42	50	48	0	12	0	48	107	150	-28.7
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	89	46	32	36	28	11	0	0	149	93	60.2
Leduc County	22	37	4	4	0	3	0	0	26	44	-40.9
Morinville Town	21	10	10	8	0	0	0	0	31	18	72.2
Parkland County	40	39	2	0	0	0	0	0	42	39	7.7
Spruce Grove City	76	63	80	58	8	51	0	0	164	172	-4.7
St. Albert City	76	56	36	56	21	24	164	398	297	534	-44.4
Stony Plain Town	21	28	10	14	0	3	0	3	31	48	-35.4
Strathcona County	110	64	78	38	30	0	51	172	269	274	-1.8
Sturgeon County	46	43	0	0	0	0	0	0	46	43	7.0
Remainder of the CMA	11	6	0	2	4	4	0	0	15	12	25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,286	1,879	926	950	549	643	1,968	1,465	5,729	4,937	16.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Edmonton City	58	49	0	20	0	40	5	180
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	11	0	0	0	0	0	0
St. Albert City	12	5	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	74	69	0	20	0	40	5	180

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	390	431	59	100	1,169	515	584	329
Beaumont Town	6	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	12	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	28	11	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	51	0	0	0	0	0	0
St. Albert City	21	9	0	15	0	398	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	30	0	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	490	528	59	115	1,220	916	748	549

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Edmonton City	528	380	25	77	5	200	558	657
Beaumont Town	13	14	0	0	0	0	13	14
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	17	32	2	0	0	0	19	32
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	34	14	0	0	0	0	34	14
Leduc County	2	10	0	0	0	0	2	10
Morinville Town	7	10	0	0	0	0	7	10
Parkland County	12	12	0	0	0	0	12	12
Spruce Grove City	49	34	0	7	0	0	49	41
St. Albert City	42	15	12	5	0	0	54	20
Stony Plain Town	9	12	0	0	0	0	9	12
Strathcona County	38	36	14	2	0	0	52	38
Sturgeon County	16	13	0	0	0	0	16	13
Remainder of the CMA	3	2	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	773	585	53	91	5	200	831	876

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	2,343	2,144	1,444	844	643	429	4,430	3,417
Beaumont Town	107	85	0	0	0	0	107	85
Calmar Town	3	3	0	0	0	0	3	3
Devon Town	9	5	0	0	0	0	9	5
Fort Saskatchewan City	99	102	8	0	0	48	107	150
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	144	90	5	3	0	0	149	93
Leduc County	26	44	0	0	0	0	26	44
Morinville Town	31	18	0	0	0	0	31	18
Parkland County	42	39	0	0	0	0	42	39
Spruce Grove City	156	161	8	11	0	0	164	172
St. Albert City	112	104	21	415	164	15	297	534
Stony Plain Town	31	45	0	3	0	0	31	48
Strathcona County	194	96	75	6	0	172	269	274
Sturgeon County	46	43	0	0	0	0	46	43
Remainder of the CMA	15	12	0	0	0	0	15	12
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,358	2,991	1,564	1,282	807	664	5,729	4,937

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Edmonton City	345	289	130	154	93	114	139	424	707	981	-27.9
Beaumont Town	29	10	2	12	0	68	0	63	31	153	-79.7
Calmar Town	0	0	0	0	0	4	0	0	0	4	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	7	1	2	12	0	33	0	0	9	46	-80.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	17	8	2	7	0	0	0	30	19	57.9
Leduc County	6	11	0	0	0	0	0	0	6	11	-45.5
Morinville Town	9	1	4	0	0	0	0	0	13	1	**
Parkland County	20	12	0	0	0	0	0	0	20	12	66.7
Spruce Grove City	16	18	8	24	23	6	0	0	47	48	-2.1
St. Albert City	17	13	12	8	0	0	0	0	29	21	38.1
Stony Plain Town	10	7	12	2	0	0	0	0	22	9	144.4
Strathcona County	11	15	4	2	3	0	0	0	18	17	5.9
Sturgeon County	9	18	0	0	0	0	0	0	9	18	-50.0
Remainder of the CMA	6	1	0	0	0	0	0	0	6	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	500	413	182	216	126	225	139	487	947	1,341	-29.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	1,603	1,903	714	942	494	550	1,219	2,396	4,030	5,791	-30.4
Beaumont Town	101	83	18	36	0	71	0	63	119	253	-53.0
Calmar Town	3	8	0	0	0	4	0	0	3	12	-75.0
Devon Town	5	3	10	2	0	0	0	0	15	5	200.0
Fort Saskatchewan City	26	48	22	58	4	62	0	48	52	216	-75.9
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	74	124	36	28	14	31	0	160	124	343	-63.8
Leduc County	36	60	2	0	0	0	0	0	38	60	-36.7
Morinville Town	18	26	12	16	0	0	0	0	30	42	-28.6
Parkland County	63	59	0	0	0	0	0	0	63	59	6.8
Spruce Grove City	92	100	60	108	31	18	0	44	183	270	-32.2
St. Albert City	61	76	52	30	9	44	285	110	407	260	56.5
Stony Plain Town	32	30	26	18	0	12	66	0	124	60	106.7
Strathcona County	76	129	26	38	6	4	80	107	188	278	-32.4
Sturgeon County	46	68	0	0	0	0	0	0	46	68	-32.4
Remainder of the CMA	16	14	4	0	0	8	0	0	20	22	-9.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,252	2,732	982	1,276	558	804	1,650	2,928	5,442	7,740	-29.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Edmonton City	93	103	0	11	78	371	61	53
Beaumont Town	0	3	0	65	0	0	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	13	0	20	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	11	6	12	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	114	125	12	100	78	371	61	116

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	450	490	44	60	562	1,093	657	1,303
Beaumont Town	0	6	0	65	0	0	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	28	0	34	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	31	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	19	14	12	4	0	0	0	44
St. Albert City	9	5	0	39	198	0	87	110
Stony Plain Town	0	12	0	0	0	0	66	0
Strathcona County	6	4	0	0	0	0	80	107
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	8	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	502	598	56	206	760	1,093	890	1,835

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Edmonton City	507	446	139	471	61	64	707	981
Beaumont Town	31	25	0	0	0	128	31	153
Calmar Town	0	0	0	0	0	4	0	4
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	9	13	0	13	0	20	9	46
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	23	19	7	0	0	0	30	19
Leduc County	6	11	0	0	0	0	6	11
Morinville Town	13	1	0	0	0	0	13	1
Parkland County	20	12	0	0	0	0	20	12
Spruce Grove City	24	42	11	6	12	0	47	48
St. Albert City	29	21	0	0	0	0	29	21
Stony Plain Town	22	9	0	0	0	0	22	9
Strathcona County	18	15	0	2	0	0	18	17
Sturgeon County	9	18	0	0	0	0	9	18
Remainder of the CMA	6	1	0	0	0	0	6	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	717	633	157	492	73	216	947	1,341

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	2,490	2,918	839	1,510	701	1,363	4,030	5,791
Beaumont Town	119	125	0	0	0	128	119	253
Calmar Town	3	8	0	0	0	4	3	12
Devon Town	15	5	0	0	0	0	15	5
Fort Saskatchewan City	52	112	0	22	0	82	52	216
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	114	177	10	6	0	160	124	343
Leduc County	38	60	0	0	0	0	38	60
Morinville Town	30	42	0	0	0	0	30	42
Parkland County	63	59	0	0	0	0	63	59
Spruce Grove City	156	216	15	6	12	48	183	270
St. Albert City	111	106	209	5	87	149	407	260
Stony Plain Town	58	48	0	12	66	0	124	60
Strathcona County	105	150	3	21	80	107	188	278
Sturgeon County	46	68	0	0	0	0	46	68
Remainder of the CMA	20	18	0	4	0	0	20	22
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,420	4,113	1,076	1,586	946	2,041	5,442	7,740

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2017	47	15.7	98	32.7	76	25.3	38	12.7	41	13.7	300	500,000	579,098
June 2016	44	13.7	97	30.1	90	28.0	40	12.4	51	15.8	322	520,000	599,158
Year-to-date 2017	268	17.7	495	32.7	382	25.2	175	11.6	194	12.8	1,514	500,000	562,341
Year-to-date 2016	229	12.4	507	27.5	580	31.4	243	13.2	286	15.5	1,845	530,000	591,759
Beaumont Town													
June 2017	6	22.2	8	29.6	10	37.0	2	7.4	1	3.7	27	500,000	490,851
June 2016	5	50.0	2	20.0	2	20.0	1	10.0	0	0.0	10	415,000	446,570
Year-to-date 2017	14	15.4	43	47.3	28	30.8	5	5.5	1	1.1	91	490,000	485,836
Year-to-date 2016	25	33.8	27	36.5	17	23.0	5	6.8	0	0.0	74	427,500	447,566
Calmar Town													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Devon Town													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
June 2017	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	0	523,214
June 2016	0	0.0	11	91.7	1	8.3	0	0.0	0	0.0	12	450,000	450,075
Year-to-date 2017	4	11.1	14	38.9	12	33.3	2	5.6	4	11.1	36	0	524,716
Year-to-date 2016	11	16.7	35	53.0	16	24.2	2	3.0	2	3.0	66	460,000	473,644
Gibbons Town													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
June 2017	4	30.8	8	61.5	1	7.7	0	0.0	0	0.0	13	430,000	428,186
June 2016	12	41.4	13	44.8	3	10.3	0	0.0	1	3.4	29	420,000	446,446
Year-to-date 2017	28	41.2	27	39.7	9	13.2	2	2.9	2	2.9	68	425,000	435,429
Year-to-date 2016	36	30.8	52	44.4	19	16.2	5	4.3	5	4.3	117	432,500	466,747
Leduc County													
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	0	864,672
June 2016	4	36.4	1	9.1	1	9.1	1	9.1	4	36.4	11	570,000	578,298
Year-to-date 2017	4	11.4	3	8.6	6	17.1	6	17.1	16	45.7	35	635,000	678,958
Year-to-date 2016	10	18.9	11	20.8	9	17.0	8	15.1	15	28.3	53	600,000	593,586
Morinville Town													
June 2017	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	0	318,750
June 2016	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	0	396,386
Year-to-date 2017	14	63.6	7	31.8	1	4.5	0	0.0	0	0.0	22	0	318,750
Year-to-date 2016	16	69.6	7	30.4	0	0.0	0	0.0	0	0.0	23	0	384,973

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	25.0	0	0.0	1	12.5	1	12.5	4	50.0	8	0	833,725
Year-to-date 2016	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	0
Spruce Grove City													
June 2017	6	27.3	10	45.5	4	18.2	1	4.5	1	4.5	22	452,500	467,760
June 2016	4	14.3	17	60.7	4	14.3	3	10.7	0	0.0	28	470,000	471,019
Year-to-date 2017	20	23.8	43	51.2	16	19.0	4	4.8	1	1.2	84	457,500	461,901
Year-to-date 2016	19	16.8	53	46.9	24	21.2	11	9.7	6	5.3	113	475,000	491,543
St. Albert City													
June 2017	0	0.0	2	11.8	4	23.5	7	41.2	4	23.5	17	635,000	629,391
June 2016	0	0.0	2	13.3	3	20.0	7	46.7	3	20.0	15	625,000	657,837
Year-to-date 2017	4	7.3	13	23.6	14	25.5	14	25.5	10	18.2	55	592,500	589,726
Year-to-date 2016	0	0.0	10	13.5	15	20.3	26	35.1	23	31.1	74	650,000	685,629
Stony Plain Town													
June 2017	6	66.7	2	22.2	1	11.1	0	0.0	0	0.0	9	0	407,884
June 2016	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	0	0
Year-to-date 2017	11	35.5	15	48.4	3	9.7	1	3.2	1	3.2	31	0	447,721
Year-to-date 2016	3	11.1	13	48.1	2	7.4	4	14.8	5	18.5	27	0	507,375
Strathcona County													
June 2017	0	0.0	0	0.0	6	66.7	1	11.1	2	22.2	9	0	732,199
June 2016	0	0.0	3	15.8	10	52.6	2	10.5	4	21.1	19	540,000	644,053
Year-to-date 2017	1	1.8	10	17.5	28	49.1	7	12.3	11	19.3	57	545,000	671,996
Year-to-date 2016	1	0.8	33	25.6	43	33.3	17	13.2	35	27.1	129	545,000	681,929
Sturgeon County													
June 2017	2	22.2	1	11.1	0	0.0	1	11.1	5	55.6	9	0	648,333
June 2016	6	33.3	1	5.6	2	11.1	4	22.2	5	27.8	18	595,000	679,444
Year-to-date 2017	7	14.3	6	12.2	7	14.3	9	18.4	20	40.8	49	695,000	629,886
Year-to-date 2016	17	26.2	6	9.2	7	10.8	10	15.4	25	38.5	65	600,000	717,000
Remainder of the CMA													
June 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
June 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2017	2	50.0	0	0.0	0	0.0	2	50.0	0	0.0	4	0	0
Year-to-date 2016	8	72.7	0	0.0	0	0.0	2	18.2	1	9.1	11	0	0
First Nations													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
June 2017	81	18.8	132	30.7	106	24.7	52	12.1	59	13.7	430	500,000	562,837
June 2016	80	16.8	152	31.9	116	24.3	59	12.4	70	14.7	477	510,000	582,179
Year-to-date 2017	384	18.6	678	32.8	509	24.7	228	11.0	265	12.8	2,064	500,000	553,497
Year-to-date 2016	388	14.8	755	28.8	733	28.0	334	12.8	409	15.6	2,619	520,000	582,050

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2017						
Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	579,098	599,158	-3.3	562,341	591,759	-5.0
Beaumont Town	490,851	446,570	9.9	485,836	447,566	8.6
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	523,214	450,075	16.3	524,716	473,644	10.8
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	428,186	446,446	-4.1	435,429	466,747	-6.7
Leduc County	864,672	578,298	49.5	678,958	593,586	14.4
Morinville Town	318,750	396,386	-19.6	318,750	384,973	-17.2
Parkland County	-	-	n/a	833,725	-	n/a
Spruce Grove City	467,760	471,019	-0.7	461,901	491,543	-6.0
St. Albert City	629,391	657,837	-4.3	589,726	685,629	-14.0
Stony Plain Town	407,884	-	n/a	447,721	507,375	-11.8
Strathcona County	732,199	644,053	13.7	671,996	681,929	-1.5
Sturgeon County	648,333	679,444	-4.6	629,886	717,000	-12.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	562,837	582,179	-3.3	553,497	582,050	-4.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

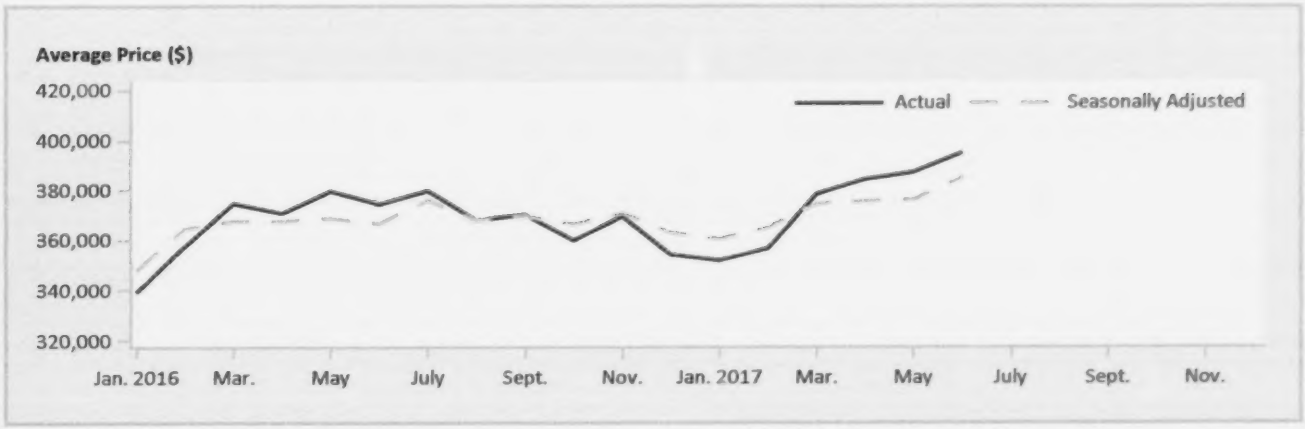


Figure 5.2: MLS® Residential Sales for Edmonton

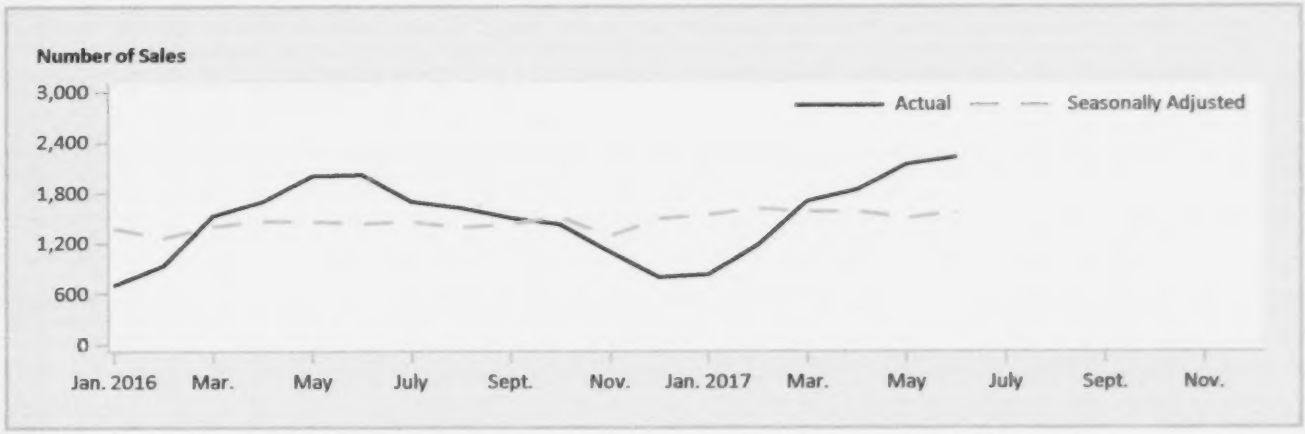
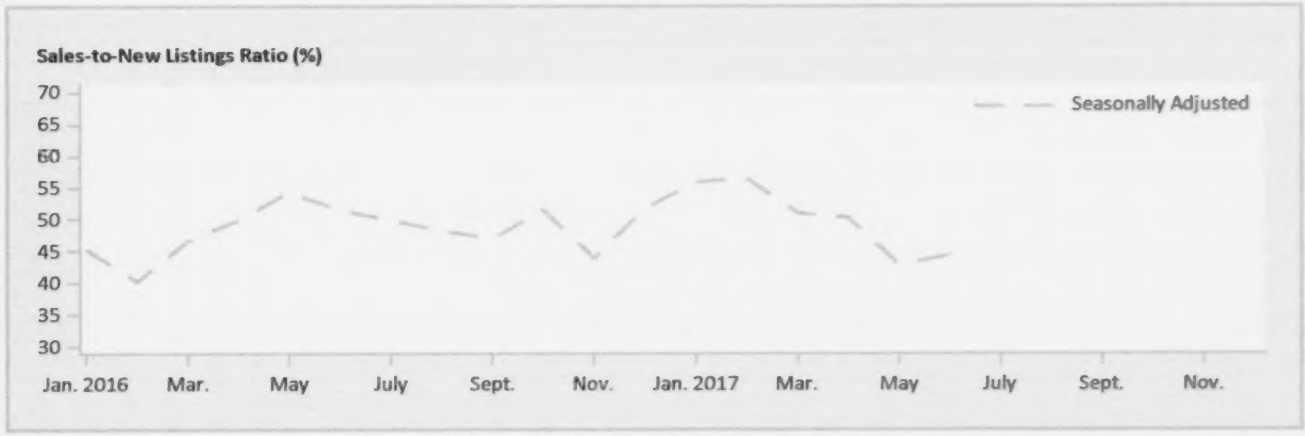


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64		136.7	763	7.9	72.9	1,098
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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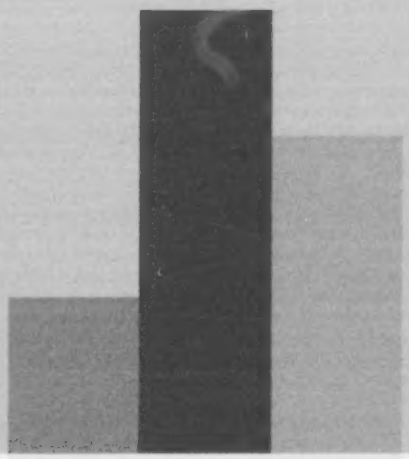

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